

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
MARCH 7, 2018**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, March 7, 2018 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Lam called the meeting to order at 7:07 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers

ROLL CALL:

City Clerk Vincent Chang called the roll:

Council Members Present: Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang,
Teresa Real Sebastian

Council Members Absent: None

Mayor Lam announced that he was not feeling well and left the meeting at 7:10 p.m.

ALSO PRESENT: City Manager Ron Bow, Assistant City Attorney Karl Berger, City Treasurer Joseph Leon, Fire Chief Scott Haberle, Police Chief Jim Smith, Director of Human Resources and Risk Management Tom Cody, Director of Community & Economic Development Michael Huntley, Director of Management Services Annie Yaung, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, City Librarian Norma Arvizu, Assistant City Engineer Rey Alfonso, Community Service Officer Natalie Banks, Recreation Superintendent Robert Aguirre, Deputy Fire Marshal Chris Gomez, Deputy City Clerk Cindy Trang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Assistant City Attorney Berger announced that persons wishing to speak on the item regarding 1977 Saturn (OneLegacy) should attend the planning commission meeting so their testimony will be recorded.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance
the quality of life for our entire community

ORAL AND WRITTEN COMMUNICATIONS

- Nancy Arcuri relayed her concerns on the proposed OneLegacy project.
- Michael Schlegel spoke about his concerns on the Monterey Pass Road bike project.
- Steven Scharf relayed his concerns on the proposed OneLegacy project.
- Kailia Garfield relayed her concerns on the proposed OneLegacy project.
- Maychelle Yee relayed her concerns on the proposed OneLegacy project speakers Cathy Chitlan and Randall Mikuriya gave their speaking time to Maychelle Yee.
- William Garfield relayed his concerns on the proposed OneLegacy project.
- Priscilla Isip relayed her concerns on the proposed OneLegacy project.
- David Isip relayed his concerns on the proposed OneLegacy project.
- Margaret Leung relayed her concerns on the proposed OneLegacy project.
- Dennis Lin relayed his concerns on the proposed OneLegacy project.
- Mitchell Ing spoke about his car accident that occurred 4 ½ years ago.
- Dave Jones relayed his concerns on the proposed OneLegacy project.

Discussion: The City Council directed City Manager Bow to televise the March 13, 2018 Planning Commission meeting.

1. PRESENTATIONS

1A. INTRODUCTION OF NEW RECREATION AND COMMUNITY SERVICES DIRECTOR, INEZ ALVAREZ

City Manager Bow introduced Inez Alvarez, the new Recreation and Community Services Director. Recreation and Community Services Director Alvarez briefly introduced herself along with her experience and goals for the city.

2. SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) - CONSENT CALENDAR ITEMS NO. 2A

2A. SUCCESSOR AGENCY (SA) MINUTES

Approve the minutes from the regular and special meeting of February 7, 2018.

Action Taken: The City Council, acting on behalf of the Successor Agency, approved the minutes from the regular and special meeting of February 7, 2018.

Motion: Moved by Council Member Real Sebastian and seconded by Council Member Liang, motion carried by the following vote:

Ayes:	Council Members:	Real Sebastian, Ing, Liang, Chan
Noes:	Council Members:	None
Absent:	Council Members:	Lam
Abstain:	Council Members:	None

This is the end of Successor Agency (SA) items

3. CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEM NOS. 3A-3E

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council approved and adopted Item Nos. 3A and 3B, expect for Items Nos. 3C, 3D, and 3E which were pulled for discussion and separate motions, and reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Council Member Real Sebastian and seconded by Council Member Liang, motion carried by the following vote:

Ayes:	Council Members:	Real Sebastian, Ing, Liang, Chan
Noes:	Council Members:	None
Absent:	Council Members:	Lam
Abstain:	Council Members:	None

3A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF MARCH 7, 2018

Disbursements will be made from the funds referenced in the Resolution, attached to the staff report, in Warrants numbered 318035-318239 and e-Payables numbered 000870-000884.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 11992 allowing certain claims and demands per Warrant Register dated March 7, 2018 totaling \$1,537,600.69 specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11992, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 7TH DAY OF MARCH 2018 TOTALING \$1,537,600.69 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B. CITY COUNCIL MINUTES

Approve the minutes from the regular and special meeting of February 7, 2018.

Action Taken: The City Council approved the minutes from the regular and special meeting of February 7, 2018 on Consent Calendar.

3C. MAK FIRE PROTECTION ENGINEERING AND CONSULTING - ON-CALL PROFESSIONAL SERVICES AGREEMENT

The Fire Department seeks City Council consideration to authorize the City Manager to execute a Professional Services Agreement with MAK Fire Protection Engineering & Consulting Inc. for on-call plan check services for the Fire Prevention Division for the period of March 8, 2018 to July 1, 2021.

Public Speakers:

- Mark Krikorian, proprietor for MAK Fire Protection Engineering, provided general information about the company and was available to answer questions.

Action Taken: The City Council authorized the City Manager to execute an agreement with MAK Fire Protection Engineering and Consulting, in a form approved by the City Attorney.

Motion: Moved by Council Member Liang and seconded by Council Member Real Sebastian, motion carried by the following vote:

Ayes:	Council Members:	Real Sebastian, Ing, Liang, Chan
Noes:	Council Members:	None
Absent:	Council Members:	Lam
Abstain:	Council Members:	None

3D. AWARD OF CONTRACT TO KNORR SYSTEMS, INC., FOR THE REPLACEMENT OF THE POOL FILTERS AT BARNES PARK POOL AT A COST OF \$63,000 (PLUS A 15% CONTINGENCY OF \$9,450)

At the June 19, 2013 City Council meeting, the Council adopted a resolution authorizing advertisement of the Barnes Pool Filters Replacement project.

On January 18, 2018, City advertised the bid package for the project. The project was advertised in the locally adjudicated newspapers and on eight electronic bid/plan rooms. Eight contractors requested a copy of the bid package and five of those contractors turned in bids on the project. On January 24, 2018, City held a mandatory pre-bid conference.

The lowest responsive bid was submitted by Knorr Systems, Inc. in the amount of \$63,000.00. Staff has conducted a bid analysis, and verified contractor's licensing, Department of Industrial Relations (DIR) registration, state and federal department files, and references of Knorr Systems, Inc. Staff found Knorr Systems, Inc. to be the lowest responsive bidder. The Bid Package submitted by Knorr Systems, Inc. and the bid analysis completed by staff are attached to the staff report.

The project involves removal and disposal of the existing 5-tank filter system and replacement with a new 5-tank filter system and related work. Existing filter system is over 20 years old and can no longer be repaired. The new filter system has 20 year warranty.

CEQA (California Environmental Quality Act):

Since the proposed work is a minor alteration to an existing public facility, this project is a Class 1 Categorically Exempt pursuant to the California Environmental Quality Act.

Public Speakers:

- Josh Lopez, representative of Knorr Systems, provided general information about the company and was available to answer questions.

Action Taken: The City Council awarded a contract for the replacement of the pool filters at Barnes Park Pool at a cost of \$63,000 (+ a 15% contingency of \$9,450 for a total of \$72,450) to Knorr Systems, Inc. to be funded out of the Barnes Pool Filter replacement account 0010-801-5004-91521 and Barnes Rehabilitation account 0010-801-5004-91738; and authorized the City Manager to execute a standard public works contract, in a form approved by the City Attorney, with Knorr Systems, Inc.

Motion: Moved by Council Member Liang and seconded by Council Member Ing, motion carried by the following vote:

Ayes: Council Members: Real Sebastian, Ing, Liang, Chan
Noes: Council Members: None
Absent: Council Members: Lam
Abstain: Council Members: None

3E. LOS ANGELES COUNTY METROPOLITAN TRANSIT AUTHORITY (METRO) FOR THE NORTH ATLANTIC TRAFFIC SIGNAL SYNCHRONIZATION PROJECT

Caltrans approved the repurposing and exchange of the City's SAFETA-LU Grant funds for Metro Proposition C funds toward the North Atlantic Traffic Signal Synchronization Project. The City awarded the construction contract for the project utilizing existing Measure R funds, anticipating that those funds would be backfilled with the Proposition C funds at a future date. To be reimbursed for the Measure R funds, the City must execute an Exchange Agreement with Metro.

Action Taken: The City Council authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with the Los Angeles County Metropolitan Transit Authority (Metro) for the North Atlantic Traffic Signal Synchronization Project in the amount of \$431,952.00.

Motion: Moved by Council Member Real Sebastian and seconded by Council Member Liang, motion carried by the following vote:

Ayes: Council Members: Real Sebastian, Ing, Liang, Chan
Noes: Council Members: None
Absent: Council Members: Lam
Abstain: Council Members: None

RECESSED AND RECONVENED

The City Council recessed at 8:39 p.m. and reconvened with all council members present at 8:50 p.m.

4. PUBLIC HEARING

None.

5. OLD BUSINESS

5A. FEE WAIVER REQUEST FOR FARMER'S MARKET MOVE AND ASSOCIATED WEEKLY FEES

At the August 2, 2017 City Council meeting, City Council authorized the City Manager to change the location of the Farmer's Market so that it would not interfere with Library operations and would drastically reduce or eliminate expenses incurred on behalf of the market. Council also implemented a \$200 per week charge to Sprouts of Promise to cover staffing costs for set up and clean up of the Farmer's Market.

Since August, staff has been discussing the move with Sprouts of Promise (Farmer's Market contractor) and determined Elder Park's front parking lot would be a location better suited for the weekly market. The location would reduce staff time for set up and clean up, has all the operational elements in place and the surface is asphalt similar to the current location. Staff has also taken further steps to assist with cost reduction by potentially eliminating a previous rented storage unit and utilizing City storage at Elder; utilizing Elder community center restrooms instead of rentals; and reducing the staff cost to Sprouts of Promise from \$200 per week to \$100 per week. After making these arrangements and discussing with Sprouts of Promise, its representatives stated that the Board of Directors will not approve a weekly fee to the City for staffing.

Recommendations: (1) City absorb staffing costs associated with Farmer's Market set up and clean up each week (\$5,200 a year); (2) Cancel weekly Farmer's Market; (3) Take no action, keeping weekly fees in place; and (4) Take such additional, related, action that may be desirable.

Action Taken: The City Council directed staff to give Sprouts of Promise a 30-day notice of termination for their current contract with the city, and prepare a Request For Proposal (RFP) to obtain a new vendor that will provide a Farmers Market at George Elder Park. Directed staff to reach out to the Montebello Unified School District to work on executing a joint use agreement, for the use of Macy Intermediate School's parking lot. Once a new vendor is secured, conduct an outreach in the surrounding area of the proposed new location.

Motion: Moved by Council Member Real Sebastian and seconded by Mayor Pro Tem Chan, motion carried by the following vote:

Ayes:	Council Members:	Real Sebastian, Ing, Liang, Chan
Noes:	Council Members:	None
Absent:	Council Members:	Lam
Abstain:	Council Members:	None

6. NEW BUSINESS

6A. ELECTIONS BY DISTRICT

In December 2013, the City Council considered whether it was in the public interest to transition from the existing “at-large” election system to a “by-district” election. A copy of that staff report is attached, to the staff report, for reference.

Since then, the City of South Pasadena, along with many other cities, was forced to implement by-district elections under threat of litigation. Among other things, that City paid out \$30,000 in attorney’s fees to an attorney threatening litigation if the City failed to implement by-district elections (see attached press report in the staff report). This was done notwithstanding the attorney knowing nothing about the voters within South Pasadena. Cities that fight can end up paying millions of dollars, e.g., Palmdale paid \$4.5 million in a settlement where plaintiffs alleged the city’s at-large deprived them of their voting rights (see LA Times Article from 2015 attached to the staff report).

Public Speakers:

- Nancy Arcuri relayed her concerns on district elections.

Recommendations: (1) Receive and fill this report; (2) If desirable, authorize the City Manager to execute an agreement, in a form approved by the City Attorney, with a qualified company to compile proposed voting district maps; (3) Direct the City Attorney to prepare a draft ordinance (and related documents) for consideration at a future City Council meeting to amend the Monterey Park Municipal Code (“MPMC”) by transitioning from at-large to by-district elections; and (4) Taking such additional, related, action that may be desirable.

Discussion: The City Council directed the City Manager to retain a mapping expert to commence work on district mapping. Those services should not exceed \$50,000. By consensus, the City Council authorized City Manager Bow to make such budget allocations that are appropriate to implement this direction.

6B. CODE ENFORCEMENT UPDATES INCLUDING AMENDMENTS TO NEIGHBORHOOD PRESERVATION REGULATIONS FOR COST RECOVERY AND CREATION OF THE NEIGHBORHOOD IMPROVEMENT AND COMMUNITY ENHANCEMENT (NICE) TASK FORCE

In 2016, the City Council took a number of actions to strengthen the City’s code enforcement tools. Among other things, the Council consolidated several different types of regulations into a new Title 4 of the Monterey Park Municipal Code (“MPMC”) entitled “Neighborhood Preservation.” It also adopted regulations designed to reduce boarding houses within the City’s jurisdiction.

Since then, the City Council expressed its desire to further enhance the City by helping ensure substandard buildings (including boarding houses), blighted neighborhoods, and poorly maintained properties were improved to meet community expectations. This will certainly help to improve the City's ranking in Money Magazine as a Best Place to Live.

The draft ordinance and resolution are intended to implement additional tools for enhanced code enforcement. As explained below, the Neighborhood Improvement and Community Enhancement (NICE) task force is intended to foster cooperation between City departments to help alleviate ongoing public nuisances within the City. The draft ordinance gives the City additional abilities to recover enforcement costs from scofflaws who excessively drain public resources.

CEQA (California Environmental Quality Act):

The ordinance and resolution are exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq.*) because they consist only of revisions and clarifications to existing public nuisance codes and procedures related to such codes. Adopting the ordinance or resolution will not have the effect of deleting or substantially changing any regulatory standards or required findings. Adopting the ordinance and resolution are actions being taken for enhanced protection of the environment.

Action Taken: The City Council (1) waived first reading and introduce the draft ordinance amending the Monterey Park Municipal Code ("MPMC") regulations regarding recovering costs for second responses to unruly gatherings and recurring nuisances, and creating a private right of action for violations of the City's boarding house regulations; (2) scheduled second reading and potential adoption for March 16, 2016; (3) adopted Resolution No. 11993 creating the Neighborhood Improvement and Community Enhancement (NICE) task force; and (4) received and filed a report providing an overview of code enforcement activities as amended to the resolution: change the City Manager's limitations for contracting rights from \$50,000 to \$25,000; change the time limit for finding temporary housing from 3 days to 24 hours; and replace the word "must" with "should" in Section 4(D)(4); and in the ordinance remove the provision regarding issuance of a notice for cost recovery, extend the effective day from 30 days to 60 days, and scheduled second reading for March 21, 2018.

Motion: Moved by Council Member Real Sebastian and seconded by Mayor Pro Tem Chan, motion carried by the following vote:

Ayes:	Council Members:	Real Sebastian, Ing, Liang, Chan
Noes:	Council Members:	None
Absent:	Council Members:	Lam
Abstain:	Council Members:	None

Resolution No. 11993, entitled:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO CREATE A MULTI-DEPARTMENT NEIGHBORHOOD IMPROVEMENT AND COMMUNITY ENHANCEMENT ("NICE") TASK FORCE FOR PURPOSES OF FOCUSED CODE ENFORCEMENT WITHIN THE CITY OF MONTEREY PARK

Draft Ordinance:

AN ORDINANCE REPEALING MONTEREY PARK MUNICIPAL CODE CHAPTER 9.52; ADDING A NEW CHAPTER 4.40 ENTITLED "ENFORCEMENT AND RESPONSE COST RECOVERY"; REPEALING SECTION 12 OF ORDINANCE NO. 2118 AND ADDING A NEW SECTION 4.30.200 TO CREATE A PRIVATE RIGHT OF ACTION FOR ABATING UNLAWFUL BOARDING HOUSES

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

7A. A RESOLUTION DECLARING THE MONTH OF MARCH AS WOMEN'S HISTORY MONTH

Adopt the resolution declaring the month of March as Women's History Month.

Action Taken: The City Council adopted Resolution No.11994 declaring the month of March as Women's History Month.

Motion: Moved by Council Member Real Sebastian and seconded by Council Member Liang, motion carried by the following vote:

Ayes:	Council Members:	Real Sebastian, Ing, Liang, Chan
Noes:	Council Members:	None
Absent:	Council Members:	Lam
Abstain:	Council Members:	None

Resolution No. 11994, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF MARCH AS WOMEN'S HISTORY MONTH, A NATIONAL CELEBRATION THAT HIGHLIGHTS THE CONTRIBUTIONS OF WOMEN TO EVENTS IN HISTORY AND CONTEMPORARY SOCIETY

Council Member Real Sebastian announced that she attended a meeting held by the San Gabriel Valley Council of Governments.

Council Member Ing had nothing to report.

Council Member Liang stated that he attended a conference at the Women's Museum of California, in San Diego, and invited the community to visit the museum.

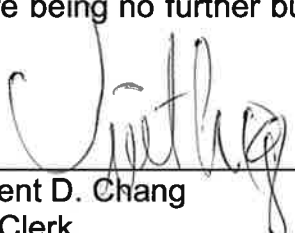
Mayor Pro Tem Chan stated that he will be attending the Congressional City Conference in Washington D.C. held by the National League of Cities.

8. **CLOSED SESSION**

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:58 p.m.



Vincent D. Chang
City Clerk

Approved on April 4, 2018 at the Regular City Council Meeting